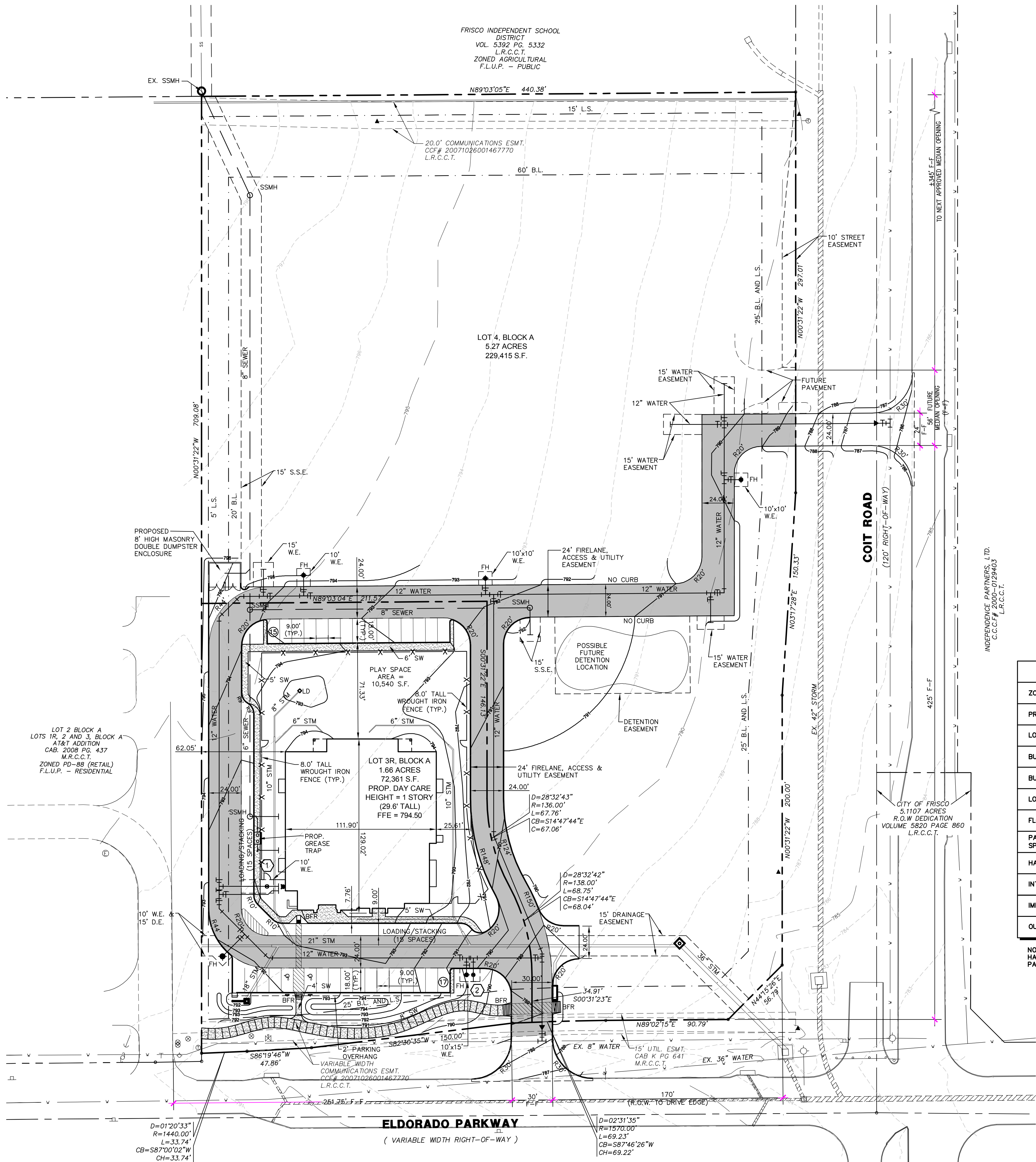


Images
Plotted by
DATE
DRAWN
CHECKED
DATE
PROJECT NO.



CITY OF FRISCO SITE PLAN NOTES

ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

PLANNING DEPARTMENT

1. DUMPSTER AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
2. OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE COMPREHENSIVE ZONING ORDINANCE.
4. LANDSCAPING SHALL CONFORM TO LANDSCAPE PLANS APPROVED BY THE CITY.
5. ALL ELEVATIONS SHALL COMPLY WITH APPLICABLE OVERLAY DISTRICT REQUIREMENTS.
6. REMOVAL, TRANSPORTING, PROTECTION AND OR MITIGATION OF PROTECTED TREES, SHALL COMPLY WITH THE COMPREHENSIVE ZONING ORDINANCE. TREE SURVEYS AND TREE PROTECTION ARE SUBJECT TO CITY INSPECTION AND APPROVAL.

FIRE DEPARTMENT

1. BUILDINGS OF 5,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
2. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS OR AS DIRECTED BY THE FIRE DEPARTMENT.
3. TWO POINTS OF ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AT ALL TIMES.
4. SPEED BUMPS ARE NOT PERMITTED WITHIN A FIRELANE.

BUILDING INSPECTIONS

1. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND WITH THE REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
2. ALL SIGNAGE IS SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
3. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.
4. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING INSPECTION DIVISION'S APPROVAL.

ENGINEERING

1. SIDEWALKS AND BARRIER FREE RAMPS AT ALL CURB CROSSINGS SHALL BE PROVIDED PER CITY STANDARDS.
2. APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
3. SITE PLAN APPROVAL IS REQUIRED PRIOR TO GRADING RELEASE.

PARKS DEPARTMENT

1. ALL SUBDIVISIONS OR ADDITIONS ARE REQUIRED TO IDENTIFY ANY EXISTING OR PROPOSED BODIES OF WATER OR WETLANDS WITHIN THE PROPOSED SUBDIVISION OR ADDITION. ALL NECESSARY PERMITS REQUIRED FOR DEVELOPMENT SHALL BE SECURED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. FOUR-INCH (4") SLEEVES FOR IRRIGATION LINES AND ELECTRICAL SERVICE SHALL BE INSTALLED IN STREET MEDIANS.
3. ALL RIGHT-OF-WAY AREAS SHALL HAVE EIGHT (8") INCHES OF TOPSOIL PRIOR TO ACCEPTANCE BY THE CITY.

SITE DATA SUMMARY TABLE		
	LOT 3R	LOT 4
ZONING	PD-88, 0-1, W/ SUP	PD-88, 0-1
PROPOSED USE	DAY CARE	VACANT
LOT AREA / SQ. FT. AND AC	1.66 ACRES 72,361 SQ. FT.	5.27 ACRES 229,415 SQ. FT.
BUILDING AREA	13,106 SQ. FT.	N/A
BUILDING HEIGHT	1 STORY 29.6 FEET	N/A
LOT COVERAGE	18.1%	0.0%
FLOOR AREA RATIO	0.18:1	N/A
PARKING (DAY CARE- 1 SPACE FOR EACH CHILD + 1 SPACE PER EMPLOYEE)	REQUIRED: 32 PROVIDED: 32	N/A
HANDICAP PARKING	REQUIRED: 2 PROVIDED: 2	N/A
INTERIOR LANDSCAPING (20 S.F. PER PARKING SPACE)	REQUIRED: 640 S.F. PROVIDED: 20,901 S.F.	N/A
IMPERVIOUS AREA (EXCLUDING BUILDING AREA)	30,420 SF	15,950 SF
OUTDOOR PLAY SPACE (65 S.F. PER CHILD)	REQUIRED: 9,880 S.F. PROVIDED: 10,540 S.F.	N/A

NOTES:
HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
PARKING IS BASED ON 152 CHILDREN AND 16 STAFF.

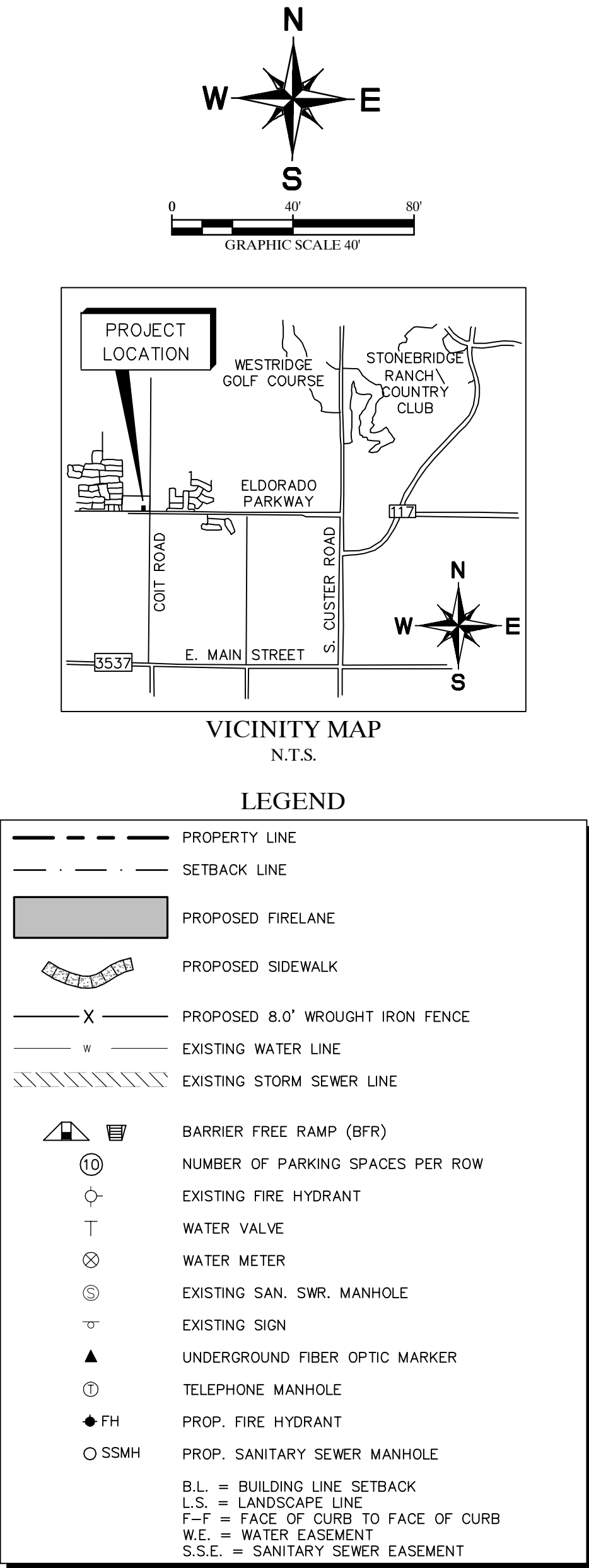
FLOOD STATEMENT

NO FLOODPLAIN EXISTS ON THIS SITE, ACCORDING TO COMMUNITY PANEL NO. 48085C0270 G, DATED JANUARY 19, 1996 FOR COLLIN COUNTY, TEXAS THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

TREE STATEMENT

NO PROTECTED TREES EXIST ON SITE.

WATER METER SCHEDULE				
I.D.	TYPE	SIZE	NO.	SAN. SEW. LINE
1	PROPOSED DOMESTIC	2"	1	4"
2	PROPOSED IRRIGATION	1"	1	N/A



- LEGEND**
- PROPERTY LINE
 - SETBACK LINE
 - PROPOSED FIRELANE
 - PROPOSED SIDEWALK
 - PROPOSED 8.0' WROUGHT IRON FENCE
 - EXISTING WATER LINE
 - EXISTING STORM SEWER LINE
 - BARRIER FREE RAMP (BFR)
 - NUMBER OF PARKING SPACES PER ROW
 - EXISTING FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - EXISTING SAN. SWR. MANHOLE
 - EXISTING SIGN
 - UNDERGROUND FIBER OPTIC MARKER
 - TELEPHONE MANHOLE
 - PROP. FIRE HYDRANT
 - PROP. SANITARY SEWER MANHOLE
- NOTES**
1. ALL RADII ALONG FIRE LANE ARE MIN. 20' AT FACE OF CURB.
 2. A 10'x10' WATER EASEMENT TO BE PROVIDED AROUND EACH FIRE HYDRANT.
 3. PROPOSED CONDITIONS DO NOT CAUSE RUNOFF FROM LOTS 3R AND 4 TO EXCEED ALLOWABLE FLOWS. DETENTION WILL BE PROVIDED ON LOT 4 IN THE FUTURE, AS SHOWN ON THE PRELIMINARY SITE PLAN AND SPECIFIC USE PERMIT EXHIBIT.
 4. ALL ROOF DRAINS WILL TIE TO SUBSURFACE STORM DRAIN SYSTEM.
- BENCHMARK**
- X SET ON INLET, NORTH SIDE OF ELDORADO PARKWAY, 900' WEST OF THE CENTERLINE OF COIT ROAD CORNER. ELEV. 789.94
- X SET ON INLET, NORTH SIDE OF ELDORADO PARKWAY, 100' WEST OF THE CENTERLINE OF COIT ROAD ELEV. 784.52

FINAL SITE PLAN
FRISCO DAY SCHOOL
SPRP09-0002
A.T.&T. ADDITION
LOTS 3R AND 4, BLOCK A
6.93 ACRES
P.W. HOBBS SURVEY NO. 12, ABSTRACT NO. 407
CITY OF FRISCO, COLLIN COUNTY, TEXAS

OWNER: Kreative Kids Academy LLC
PO Box 742824
Dallas, Texas 75374
Tel. No. 214-681-8153

APPLICANT/ENGINEER: Kimley-Horn & Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel (972) 335-3580
Fax (972) 335-3779
Contact: David Kochalka

SURVEYOR: Kimley-Horn & Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel (972) 335-3580
Fax (972) 335-3779
Contact: Dana Brown

Date: March 10, 2009

Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
State of Texas Registration No. 928

FRISCO DAY SCHOOL
CITY OF FRISCO
COLLIN COUNTY, TEXAS

FINAL SITE PLAN

Scale: AS SHOWN
Designed by: TBB
Drawn by: WSR
Checked by: DKK
Date: MARCH 10, 2009
Project No.: 069302100

SHEET
C-2